

**Sustainability Advisory Committee on Energy and the Environment  
May 12, 2010**

**MINUTES**

**Members Present:** Matt Raker, Chair; Ryan Blau; Ashley Featherstone; Jane Mathews; Duncan McPherson; Sasha Vrtunski; Dan Barrager

**Staff:** Councilmember Cecil Bothwell, Maggie Ullman, Rachel Doebber, Lauren Bradley, Nate Pennington

**Guests:** Cathy Ball, Jeff Staudinger,

**1. Welcome**

Maggie Ullman welcomed the group and introduced Nate Pennington, staff liaison for the Planning and Development Department.

**2. Action Items**

- a. Dane Barrager made a motion to approve the April 2010 minutes, which was seconded by Duncan McPherson.

**3. Presentations**

- a. *Stormwater UDO Amendments:*

Public Works Director Cathy Ball welcomed the group and briefly discussed the history of the Stormwater Ordinance:

- i. Adapted in 1994, the first Stormwater Ordinance addressed the issues of flooding and water pollution. In 2007, the City adopted a Stormwater Ordinance that included measures that were required to treat water on a property prior to it is discharged into a stream or adjacent property.
- ii. Cathy Ball then discussed the challenges associated with the adopted ordinance regarding buffers. A policy committee has intensively reviewed the entire Stormwater Ordinance and agreed on a number of revisions (attached: Consensus Ordinance Improvements).
- iii. The final recommendation has gone through the Planning and Development Committee (PED) and will go to City Council on June 8, 2010.

- b. *Q&A:*

Mrs. Ball clarified that the PED Committee did not adopt "Pete's Matrix", which outlined various buffer specifications.

Mrs. Ball explained that there were difficulties in developing the Table of Uses in regards to mitigation.

Matthew Raker then asked if developers are going to be able to pay a fee to develop in a buffer zone. Mrs. Ball replied that there are three conditions where staff must allow a developer to build, otherwise, one must go to the Board of Adjustments and must show a hardship (which will require an administrative fee).

Mrs. Ball discussed the inspections required on steep slope developments, the inspection process, and state requirements.

c. *Sustainable Communities Initiative:*

Community Development Director Jeff Staudinger explained the function of the Community Development Division with the City and how the Sustainable Communities Initiative developed on a national and local level. Mr. Staudinger provided a handout (attached) titled *Western North Carolina Livable Community Initiative Vision Statement*. This initiative was formed by the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Transportation (DOT), and the U.S. Environmental Protection Agency (EPA). The purpose of the partnership is to ensure that housing and transportation goals are met while protecting the environment and promoting quality economic development.

The current local group involved in the project consists of the following organizations: the City of Asheville, Buncombe County, the Land of Sky Regional Council, the Asheville Design Center, the Western North Carolina Community Foundation, and the Asheville HUB.

d. *Q&A:*

Matt Raker asked how SACEE can assist in this process. Mr. Staudinger commented that the Committee should stay informed or create ideas that align with the Sustainable Communities Initiative.

Cecil Bothwell commented that the Committee may want to provide a project proposal for the Initiative. Mr. Staudinger agreed to supply Maggie Ullman with the proposal guidelines once completed.

#### 4. Discussion

a. *PACE program update and overview*

Maggie Ullman discussed the staff report regarding the PACE program, specifically the *layers of feasibility*:

- Market demand
- Legislative challenges at the state and federal level
- Barriers

The committee then discussed how other communities are implementing similar programs and the revolving loan concept.

Maggie Ullman explained the Public Enterprise option moving forward, which would include the PACE program's invoices in the customer's water bill; this would require state legislation. Ms. Ullman then discussed capital financing (and the market constraints associate this), and self-financing the PACE program with money from the City of Asheville.

*b. PACE policy guidance requested*

Maggie Ullman explained three approaches and asked the committee for policy guidance moving forward: 1) If City Council would like to move forward soon with the PACE program, then the revolving loan option may be ideal. 2) Conversely, if City Council is interested in the original, pure form of the PACE model then the City may have to wait until the long legislative session (January 2011) to start the program. 3) A hybrid approach: implementing the pilot program now with the revolving loan approach, and then continuing to pursue enabling legislation for the long-term approach.

The committee discussed these options.

The Committee by consensus agreed to advise City Council to pursue the PACE pilot program with the revolving loan fund and require legislation in the short session, and pursue enabling legislation for the PACE program next year with a commitment to reevaluate and consider PACE in the future.

**5. Staff Report**

Due to time constraints this topic was carried forward to the following meeting.

**6. Public Comments**

There was no public comment.

**7. Next meeting will take place on June 16, 2010 at 3:00pm in the Public Works Building.**

**8. The Committee meeting adjourned at 5:00 PM.**